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13/04/2021

MR Anthony May  
3 Hope AVE  
North Manly NSW 2100  
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**RE: DA2021/0166 - 532 Pittwater Road NORTH MANLY NSW 2100**

Online Submission 13/04/2021

Sue & Tony May  
3 Hope Avenue  
North Manly. NSW. 2100

RE: DA2021/0166 - 532 Pittwater Road NORTH MANLY NSW

Dear Mr Keller,

We are home owners of 3 Hope Avenue North Manly and we have some very significant concerns again regarding the revised development of a 10 bedroom short term boarding house at 532 Pittwater Road North Manly, and would like to make a formal objection.

It is surprising to us that it has only been 9 months since a large number of local residents objected to the previous DA2020/0512, and as far as we are concerned, there appears to be minimal changes or modifications and our original objections remain unchanged. The idea of reducing the amount of rooms from 12 to 10 appears to be merely tokenistic with a half-hearted attempt to appease the local residents. We feel this is a high turnover opportunity for high profit that will only suit the developers with little concern or thought for the surrounding community or residents.

We have lived in Hope Avenue for over 32 years and chose this area as it was a quiet suburb with low density housing. As a ratepayer, we believe that this proposed development will change the landscape and harmony of this area.

Some of our concerns are:-

#### Size and Concerns of Development

The revised size and density of the boarding house is still excessive based on the land size and is definitely not in keeping with the surrounding houses and streetscape. We strongly disagree with the developers on this issue. We also note that The Building Assessment Referral Response, The Urban Design Referral Response and the Waste Referral Response have been unsupported as shown in the online documentation.

Aerial shots of Hope Ave and Corrie Rd boundaries clearly show that all the properties are low density, residential homes - unlike 428 and 434 Pittwater Road as mentioned by the developer as a comparison - which are surrounded by multi-storey units and industrial businesses.

### Impact on Surrounding Premises

The proposal will still have a negative impact on the childcare centre directly next door, which provides essential services to the area.

The revised size and bulk of the development means that the childcare centre will lose sunlight during afternoon playtime. The Prepared Physical Impact on Surrounding Properties report clearly demonstrated in its modelling that a 3pm shadow cast will completely overshadow the kindergarten play area.

In addition, significant concerns for the children and the continual turnover of short-term boarders.

Regarding the remaining surrounding neighbours, we read that the Plan of Management will be reviewed on an annual basis. The Operator will be responsible for overseeing each annual review and making changes to the POM as necessary. How can we as neighbours be assured that the rules and requirements won't be changed to adversely affect the neighbours in the future.

### Traffic & Parking

Parking and traffic in Hope Avenue has been greatly impacted by the newly imposed restricted parking on Pittwater Road and residents of Corrie Road and Pittwater Road now continually park along Hope Avenue, which has already reached its saturation point.

We also question the legitimacy that there will be an adherence to the allowance of 0.5 cars per unit in the new development. It appears highly questionable that for potentially 20 tenants, there is only an allowance for 5 car spaces. Obviously the overflow will in most probability be parking in Hope Avenue or Corrie Road.

### The Onsite Building Manager

Why is there a recommendation in the new submission that all the neighbours will be given a contact number in regards to complaints - this suggests that the developers/operator cannot guarantee, and is even expecting, some form of complaints made due to noise, etc. This is totally unacceptable and a direct impact on our right and expectation to live in what has always been a quiet, nonintrusive neighbourhood.

### Noise & Lighting

As per the Plan of Management Review: House rules shall include a clause with the meaning of "Lodgers with noisy motorbikes or cars may be required to restrict entry/exit hours overnight or relocate vehicles off site to avoid a nuisance to other lodgers or neighbouring residents."

How will this be monitored, especially over the years to come. This also confirms our concern regarding the already overburdened streets with limited parking available for residents as it is.

The common room has been deliberately orientated towards the rear of the site, to minimise noise projecting into neighbouring properties. There appears to be little consideration on how this would affect the neighbours at the rear of the property. The development is diagonal to our back fence line and we envisage that this will have an immense impact on us, as well as the other neighbours backing on to the development.

We would therefore like to strongly object again to the proposed development for a short-term affordable rental housing at 532 Pittwater Road, North Manly and we urge that the council will seriously consider our objections.

Kind regards,

Sue & Tony May